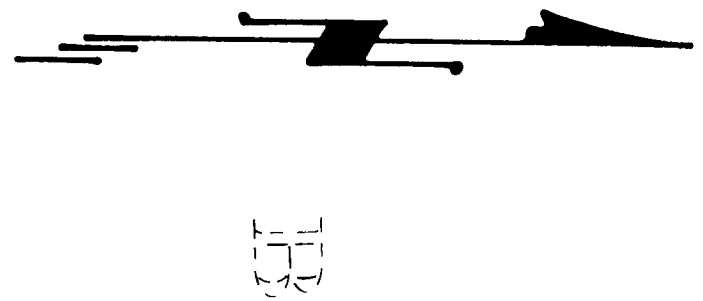


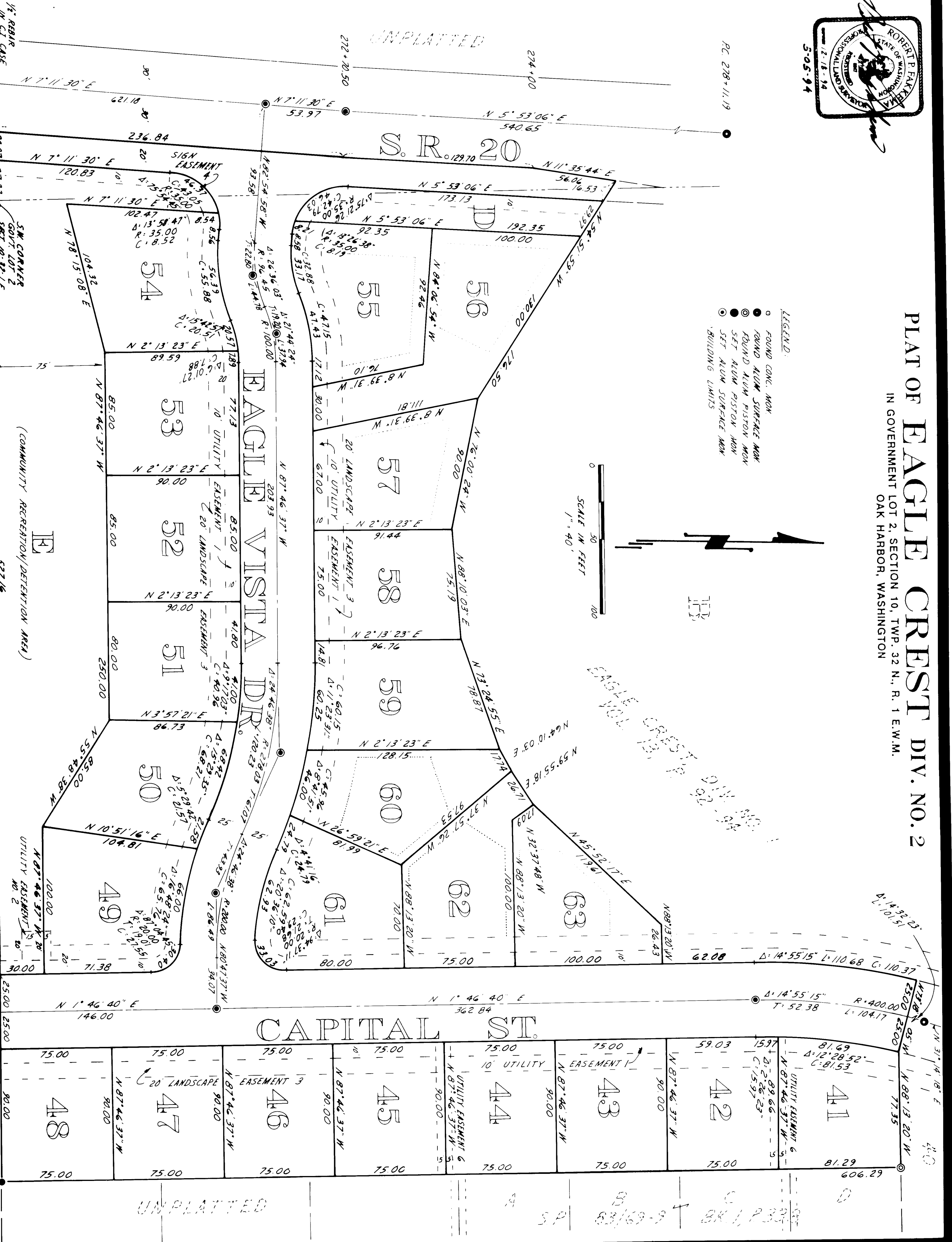
PLAT OF EAGLE CREST DIV. NO. 2
IN GOVERNMENT LOT 2, SECTION 10, TWP. 32 N., R. 1 E.W.M.
OAK HARBOR, WASHINGTON

- LEGEND:
- FOUND CONC. MON.
 - FOUND ALUM. SURFACE MON.
 - FOUND ALUM. PISTON MON.
 - SET ALUM. PISTON MON.
 - SET ALUM. SURFACE MON.
 - BUILDING LIMITS

SCALE IN FEET
0 50 100
1" = 40'



EAGLE CREST
DIV. NO. 2
320 5546



R.P. Fakkema & Co.
Professional Land Surveyors
P.O. Box 271 Oak Harbor, WA 98277
206 853 7100

PLAT OF EAGLE CREST DIV. NO. 2
IN GOVERNMENT LOT 2, SECTION 10, TWP. 32 N., R. 1 E., W.M.
OAK HARBOR, WASHINGTON

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of EAGLE CREST, DIV. NO. 2, is based upon an actual survey and subdivision of Section 10, Township 32 North, Range 1 East W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

Robert P. Fakkema
Robert P. Fakkema, P.L.S.
Certificate No. 8947

APPROVAL

Examined and approved this 19th day of May, 1994
Ray G. Goodman, P.E.
Ray G. Goodman, P.E.
Oak Harbor City Engineer

I hereby certify that the within plat of EAGLE CREST, DIV. NO. 2, is duly approved by the City of Oak Harbor Planning Commission this 30th day of May, 1994,
Chris Saxman Chairman
Alvin Kocifja Mayor

Approved by the City Council of the City of Oak Harbor, Washington, this 30th day of May, 1994

Attest:
Joan Morrison
Joan Morrison, Clerk
Alvin Kocifja
Alvin Kocifja, Mayor

TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.

Brad E. Nelson
Brad E. Nelson, City Finance Director

RECEIVED
CITY OF OAK HARBOR
I hereby certify that all taxes heretofore levied and which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office, up to and including the year 1993.

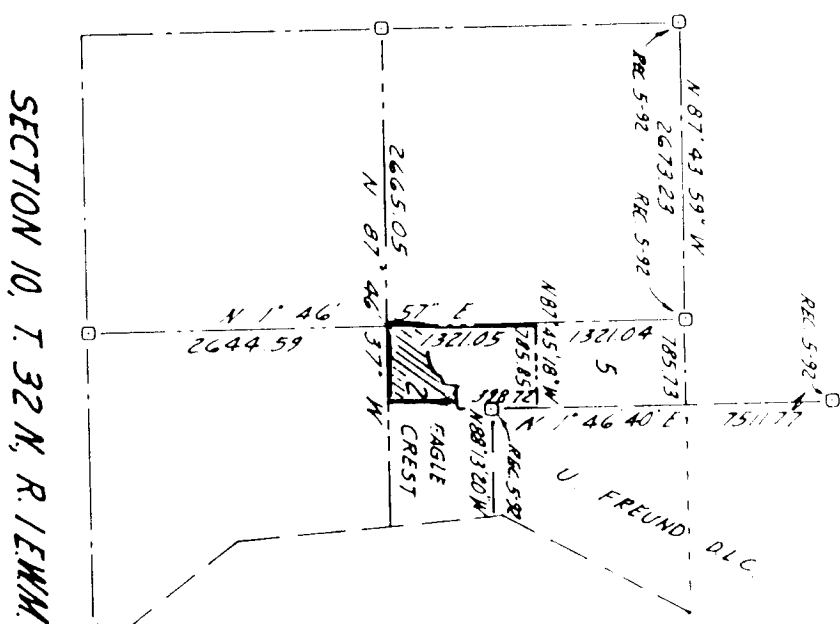
AUDITOR'S CERTIFICATE

Filed for record at the request of R.P. Fakkema this 30th day of May, 1994, and recorded in Volume 13 of Plats, pages 107 and 108. Records of Island County, Washington.

Art Hyland
Art Hyland, Island County Auditor
Deputy County Auditor

CERTIFICATE OF TITLE

Recorded May 30 1994 in Volume 13 of Island County, Washington. File No. 94011633



EASEMENT RESERVATIONS

- UTILITY EASEMENT:** An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, City of Oak Harbor, Cascade Natural Gas Corporation and telephone systems, together with their respective successors and assigns, under and upon the exterior ten (10) feet of the front of a lot, and in and under the lot, for the purpose of installing, laying, constructing, maintaining and repairing underground conduits, cables, pipes, conduits, manholes, and other necessary facilities, and other equipment, telephone, water, gas and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated. An easement is also reserved to the U.S. Postal Service for the installation, maintenance and replacement of post box facilities.
- UTILITY EASEMENT:** An easement is hereby reserved for and granted to the Declarator, City of Oak Harbor for the installation and maintenance of a sewer pump station, together with all appurtenant pipes, conduits, manholes, etc., over, across and under the West 20 feet of the East 30 feet of the North 15 feet of Tract E as shown hereon. Said easement shall automatically terminate upon the removal of said pumping facilities.
- LANDSCAPE EASEMENT:** An easement is hereby reserved for and granted to the Eagle Crest Homeowners Association, together with their successors and assigns, over and under the street dedicated herein and as shown hereon, EXCEPT S.R. 20. The purpose is for the installation, replacement and maintenance of certain trees and shrubbery as described in the City of Oak Harbor Ordinance No. 1.
- SIGN EASEMENT:** An easement for the installation, maintenance and replacement of a sign is reserved to the Eagle Crest Community Association, over and across and under the North 30 feet of Tract E abutting the West line of Lot 54.
- DRAINAGE EASEMENT:** An easement is hereby reserved for and granted to the City of Oak Harbor over and across all of Tract E for the purpose of maintaining and replacing drainage facilities.
- UTILITY EASEMENT:** An easement has been reserved for and granted to Cascade Natural Gas Corporation and those certain adjacent properties described within the Utility Easement Agreement recorded under Auditor's File No. 93026941, records of Island County, Washington, for the purpose of installing and maintaining underground gas and water service lines.

GENERAL NOTES

- Bearing system is based upon the Washington Coordinate System, North Zone, as referenced within the plat of EAGLE CREST, DIV. NO. 1.
- Certification, as contained herein, does not constitute a warranty of surveyor's professional judgment nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.
- All lot corners and points of curvature are marked on the ground with an iron pin and plastic cap marked "L.S. 8947" unless noted otherwise.
- Survey equipment used for field survey is a Topcon GTS-3 with retro prisms (+/- (3mm+ppm), +/- 5").
- Survey measurements used as a basis for this survey were adjusted using the Compass Rule.
- Tracts D and E are to be deeded to the Eagle Crest Community Association, Inc. (see C.C.R.S.). The association is responsible for maintenance of any and all repairs to drainage facilities in Tract E.

DEDICATION

Know All Men by these presents that we, the undersigned owners and mortgage holders of the land hereby platted, declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon and to the use of the public for all public purposes not inconsistent with the use thereof for all public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks on this plat in the original reasonable grading of the streets and avenues shown hereon. Also the right to drain the streets and avenues over and across any lot, tract, or lots, where water might take a natural course across the street is graded. Public easements are hereby dedicated to the City of Oak Harbor, Washington, which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said streets.

Restrictive and protective covenants applying to all lots in this plat are recorded under Auditor's File No. 94011634. Records of Island County, Washington.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 19th day of May, 1994.

Robert P. Fakkema
Robert P. Fakkema
Susan M. Fakkema
Susan M. Fakkema
WASHINGTON FEDERAL SAVINGS
Leroy Rieple, Vice Pres.

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss
County of Island

That I, Robert P. Fakkema, personally appeared Robert P. Fakkema, the undersigned, a Notary Public, personally appeared Robert P. Fakkema and Susan M. Fakkema, his wife, as individuals, and Leroy Rieple, the agent for Washington Federal Savings, a Washington corporation, and individuals and corporation who have executed the foregoing instrument and acknowledged to me that said instrument is the free and voluntary act and deed of said corporation and individuals for the uses and purposes therein mentioned, and said agent on oath stated that he was authorized to execute the said instrument.

Carman K. Rieple
Carman K. Rieple
Notary Public in and for the State of Washington residing at Oak Harbor, WA commission expires 11-26-95

LAND DESCRIPTION

That portion of Government Lot 2 and the Southeast 1/4 of the Northwest 1/4 in Section 10, Township 32 North, Range 1 East of the Williamette Meridian, described as follows:

Beginning at the Southwest corner of said Government Lot 2, said point also being the Southeast corner of the said Southeast 1/4 of the Northwest 1/4; thence 87° 46' 37" W, along the South line of said Southeast 1/4 of the Northwest 1/4, a distance of 27.33 feet to the East margin of S.R. 20; thence North, along said East margin, to the Southwest corner of Tract B in the plat of EAGLE CREST, DIVISION NO. 1, per plat recorded in Volume 13 of Plats, pages 92 thru 94, records of Island County, Washington; thence Easterly, along the South boundary of said Tract B, the following courses and distances: S 54° 51' 58" E 176.50 feet; thence S 76° 00' 24" E 90.00 feet; thence N 88° 10' 03" E 75.19 feet; thence N 73° 24' 55" E 78.87 feet; thence N 64° 10' 03" E 17.74 feet; thence S 88° 13' 20" E 26.71 feet; thence N 45° 52' 17" E 119.61 feet; thence S 88° 13' 20" E 26.43 feet to the West margin of Capital Street, extended South; thence N 1° 46' 40" E, along said margin, a distance of 62.08 feet to the beginning of a curve to the right; thence Northerly, along said curve to the right, having a radius of 425.00 feet, through an arc of 14° 55' 15", a distance of 110.68 feet; thence S 73° 18' 05" E 50.00 feet to the southwest corner of Lot 40 in said plat of EAGLE CREST, DIVISION NO. 1; thence S 88° 13' 20" E, along the South line of said Lot 40, a distance of 77.35 feet; thence S 1° 46' 40" W 606.29 feet to the South line of the aforesaid Government Lot 2; thence N 87° 46' 37" W, along said South line, a distance of 667.16 feet to the Point of Beginning.

Situated in Oak Harbor, Island County, Washington.